

Submitted by: CHAIR OF THE ASSEMBLY at the request of the MAYOR, and ASSEMBLYMEMBER COFFEY, on behalf of Title 21 Committee

Prepared by: Planning Department

For reading: February 16, 2010

CLERK'S OFFICE

AMENDED AND APPROVED

Date: 3-16-10

ANCHORAGE, ALASKA

AO No. 2010-26

1 **AN ORDINANCE TO PROVISIONALLY ADOPT NEW SECTION 21.07.110,**
2 **RESIDENTIAL DESIGN STANDARDS, AMENDING ANCHORAGE MUNICIPAL**
3 **CODE TITLE 21 SUBJECT TO CONCURRENT FINAL PASSAGE AND**
4 **APPROVAL OF ALL PROVISIONALLY ADOPTED CHAPTERS OF TITLE 21.**
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7 **WHEREAS**, AR 2007-83 addresses the status of Title 21 chapters as provisionally
8 adopted by the Assembly; and
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10 **WHEREAS**, provisional adoption is progressing as set out in AO 2006-172, as
11 modified by AO 2007-82; and
12

13 **WHEREAS**, Title 21, section 21.07.110, *Residential Design Standards*, reviewed
14 by the Title 21 Committee, is attached for further action by the Assembly; now,
15 therefore,
16

17 **THE ANCHORAGE ASSEMBLY ORDAINS:**
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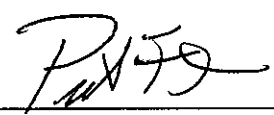
19 **Section 1.** Anchorage Municipal Code (AMC) section 21.07.110, *Residential*
20 *Design Standards* is hereby provisionally adopted, as set forth in the attachment,
21 and as amended by action of the Assembly in this ordinance, following review and
22 recommendations from the Planning and Zoning Commission, and subject to
23 revision as the Assembly deems appropriate during concurrent final passage and
24 approval of all provisionally adopted chapters of Title 21.
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26 **Section 2.** In keeping with the purposes and intent set forth in AR 2007-83 and
27 AO 2006-172 (as modified by AO 2007-82), section 21.07.110, *Residential Design*
28 *Standards*, as hereby provisionally adopted, shall not be deemed law of the
29 Municipality nor applied to land use matters until concurrent final passage and
30 approval of all provisionally adopted Title 21 chapters. Repeal of existing
31 municipal code necessary to effectuate such final passage and approval shall be
32 implemented as described by ordinance.
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34 **Section 3.** This ordinance shall become effective immediately upon its passage
35 and approval by the Assembly.
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PASSED AND APPROVED by the Anchorage Assembly this 16th day of
March 2010.



Chair of the Assembly

ATTEST:



Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects -- General Government

AO Number: 2010-26

Title: AN ORDINANCE TO PROVISIONALLY ADOPT NEW SECTION 21.07.110, RESIDENTIAL DESIGN STANDARDS, AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21 SUBJECT TO CONCURRENT FINAL PASSAGE AND APPROVAL OF ALL PROVISIONALLY ADOPTED CHAPTERS OF TITLE 21.
(PZC Case No. 2007-153)

Sponsor: MAYOR
Preparing Agency: Planning Department
Others Impacted:

CHANGES IN EXPENDITURES AND REVENUES:		(In Thousands of Dollars)				
	FY10	FY11	FY12	FY13	FY14	
Operating Expenditures						
1000 Personal Services						
2000 Non-Labor						
3900 Contributions						
4000 Debt Service						
TOTAL DIRECT COSTS:	\$ -	\$ -	\$ -	\$ -	\$ -	
Add: 6000 Charges from Others						
Less: 7000 Charges to Others						
FUNCTION COST:	\$ -	\$ -	\$ -	\$ -	\$ -	
REVENUES:						
CAPITAL:						
POSITIONS: FT/PT and Temp						

PUBLIC SECTOR ECONOMIC EFFECTS:

New design requirements for residential development may increase review time for some plan reviewers and planning staff. After a transitional phase, at current case load, the increased review time is not predicted to increase the applicant's waiting time for a building permit, or for a hearing date before a board or commission.

PRIVATE SECTOR ECONOMIC EFFECTS:

New design requirements for residential development will have a mixed effect on new residential development. Higher end development will be minimally affected. Development on lots greater than 40,000 square feet will be minimally affected. Multiple residential structures on a lot will be affected. It is difficult to estimate the increase in costs that will result from these requirements, but there will be some increase in costs.

Prepared by: Erika McConnell

Telephone: 343-7917



MUNICIPALITY OF ANCHORAGE ASSEMBLY MEMORANDUM

No. AM 124-2010

Meeting Date: February 16, 2010

1 **From: Mayor**

2
3 **Subject: AN ORDINANCE TO PROVISIONALLY ADOPT NEW SECTION**
4 **21.07.110, RESIDENTIAL DESIGN STANDARDS, AMENDING**
5 **ANCHORAGE MUNICIPAL CODE TITLE 21 SUBJECT TO**
6 **CONCURRENT FINAL PASSAGE AND APPROVAL OF ALL**
7 **PROVISIONALLY ADOPTED CHAPTERS OF TITLE 21.**

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10 In furtherance of the review and public hearing process for the ongoing re-write of
11 Anchorage Municipal Code Title 21, this ordinance covers one section of Chapter
12 21.07, *Development and Design Standards*. This section addresses design
13 standards for residential structures.

14
15 The section contains standards for multifamily, townhouse-style and single-family
16 structures. Larger and bulkier buildings that have a greater impact on
17 surrounding uses are more highly regulated, while smaller buildings with fewer
18 dwelling units have fewer requirements to meet.

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20 The public hearing draft of this chapter was released for public review on
21 September 19, 2007 (Attachment 1).

22
23 The Planning and Zoning Commission held public hearings on this chapter (along
24 with Chapters 3 and 14) in November 2007 and finalized their recommended
25 amendments to this section of Chapter 21.07 in mid-2009.

26
27 The Urban Design Commission reviewed the single-family and townhouse
28 standards and offered comment (Attachment 2).

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30 Public hearing before the Assembly will provide the opportunity for additional
31 public comment.

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33 Adoption of this ordinance will be another step closer to the completion of the
34 Title 21 Rewrite Project. All chapters provisionally adopted by the Assembly
35 remain provisional until concurrent final passage and approval of all such
36 provisionally adopted chapters of Title 21, when the on-going re-write of Title 21
37 is complete.
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1 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE TO**
2 **PROVISIONALLY ADOPT NEW SECTION 21.07.110, RESIDENTIAL DESIGN**
3 **STANDARDS, AMENDING ANCHORAGE MUNICIPAL CODE TITLE 21**
4 **SUBJECT TO CONCURRENT FINAL PASSAGE AND APPROVAL OF ALL**
5 **PROVISIONALLY ADOPTED CHAPTERS OF TITLE 21 .**
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8 Prepared by: Erika McConnell, Planning Department
9 Approved by: Jerry T. Weaver, Jr., Director, Planning Department
10 Concurred by: Greg Jones, Executive Director
11 Office of Community Planning & Development
12 Concurred by: Dennis A. Wheeler, Municipal Attorney
13 Concurred by: George J. Vakalis, Municipal Manager
14 Respectfully submitted: Daniel A. Sullivan, Mayor
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18 Attachments: 1. Chapter 21.07, *Development and Design Standards*, Section
19 21.07.100 (Public Hearing Draft dated September 17, 2007)
20 2. Urban Design Commission Comments (dated March 11, 2009)
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